

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-46 -- HARBOR ISLE SOUTH ADDITION

OWNER/APPLICANT: South Harbor, LLC, Attn: Brad Bachman, 4647 N. Meridian, Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: North of 41st St. North, East side of Meridian

SITE SIZE: 61.7 acres

NUMBER OF LOTS

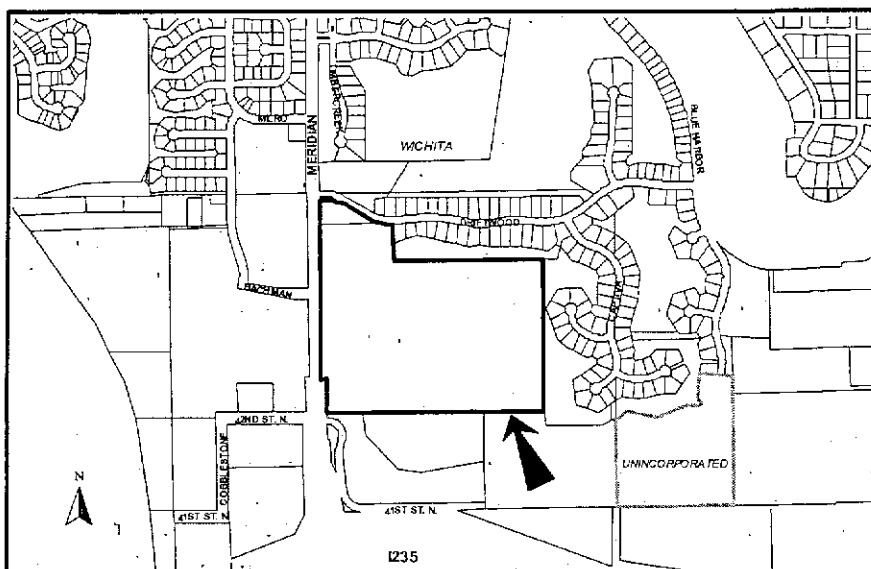
Residential:	37
Office:	
Commercial:	2
Industrial:	
Total:	39

MINIMUM LOT AREA: 5,000 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential, LC Limited Commercial

PROPOSED ZONING: SF-5, Single-Family Residential, LC, Limited Commercial, NR, Neighborhood Retail

VICINITY MAP



NOTE: This is an unplatted site located within the City. A zone change request (ZON 2005-21) from SF-5, Single-Family Residential and LC, Limited Commercial to LC, Limited Commercial (Lot 2), NR, Neighborhood Retail (Lot 1) and SF-5, Single-Family Residential has been requested. The Harbor Isle South Community Unit Plan (CUP 2005-22, DP-285) has also been requested for this site.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change/CUP and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change/CUP will need to be approved.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. Traffic Engineering needs to comment on the access controls, particularly the need to define access openings. The plat proposes two openings along Meridian for Lot 1, Block 1 and complete access control along the remainder of the property frontage. Distances should be shown for all segments of access control. The final plat tracing shall reference the dedication of access controls in the plat's text. The access openings need to be defined in accordance with the driveways denoted on the preliminary plat.
- F. The plat should be included within one block.
- G. Benchmark #1 is missing a symbol.
- H. Benchmark datum needs to be shown.
- I. City Fire Department needs to comment if the plat meets the Fire Department single street entrance access standards. The entrance widths are approved.
- J. City Fire Department needs to comment on the street length of Waterford (2000 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. The opening from Waterford through Lot 1, Block 1 as shown on the preliminary plat needs to be established through a public access easement.
- K. In accordance with the Subdivision Regulations, maintenance/emergency access easements have been platted for development of zero lot line dwellings. The easements shall be a minimum of five feet in width and referenced in the plat's text with the following language as specified in the Subdivision Regulations: "The maintenance/emergency access easements, as shown, are hereby platted for the purpose of pedestrian emergency access, construction, maintenance, the extension of the footing and a two-ft overhang of the structure on the adjacent lot."
- L. The Applicant shall guarantee the paving of the proposed streets.

- M. Since this plat proposes the platting of narrow street right-of-way, adjacent "street, drainage and utility easements" must be platted.
- N. Since this plat proposes the platting of narrow street right-of-way with adjacent "street, drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- O. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- P. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- Q. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between Reserve A and Meridian.
- R. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- S. The parking areas adjoining Reserve A need to be included as "parking easements" and need to be at least 20-feet deep and no wider than 50 feet. The parking easements shall be referenced in the plat's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.
- T. Since Reserve B includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future. Department of Environmental Health also advises of the need for plan review prior to licensing of the pool.
- U. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- V. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- W. The Applicant has platted 20-ft building setbacks which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

- X. Various lots may not conform with the 50-ft lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- Y. GIS needs to comment on the plat's street names. The street names are approved.
- Z. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- AA. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. This note shall be revised to reference the Sedgwick County Engineer.
- BB. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- CC. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- DD. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- EE. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- FF. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- GG. Perimeter closure computations shall be submitted with the final plat tracing.
- HH. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- II. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

JJ. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.